148.0	0004	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	873,100	/	873,100
USE VALUE:	873,100	/	873,100
ASSESSED:	873,100	/	873,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14	-16	QUINCY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRANFIELD ELEANOR A--ETAL
Owner 2:	DANYLIK MARY A
Owner 3:	
Street 1:	14 QUINCY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,492 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2456 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5492.000	463,800		409,300	873,100
Total Card	0.126	463,800		409,300	873,100
Total Parcel	0.126	463,800		409,300	873,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.57 | /Parcel: 355.5

Legal Description

User Acct
97451
GIS Ref
GIS Ref
Insp Date
06/27/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID 148.0-0004-0011.0

!11575!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	463,900	0	5,492.	409,300	873,200	873,200	Year End Roll	12/18/2019
2019	104	FV	357,900	0	5,492.	409,300	767,200	767,200	Year End Roll	1/3/2019
2018	104	FV	357,900	0	5,492.	362,600	720,500	720,500	Year End Roll	12/20/2017
2017	104	FV	335,000	0	5,492.	304,100	639,100	639,100	Year End Roll	1/3/2017
2016	104	FV	335,000	0	5,492.	304,100	639,100	639,100	Year End	1/4/2016
2015	104	FV	297,300	0	5,492.	263,100	560,400	560,400	Year End Roll	12/11/2014
2014	104	FV	297,300	0	5,492.	254,400	551,700	551,700	Year End Roll	12/16/2013
2013	104	FV	309,800	0	5,492.	242,100	551,900	551,900		12/13/2012

PRINT

Date	Time
12/11/20	01:43:49

LAST REV

Date	Time
07/30/18	12:20:10
mmcmakin	

TAX DISTRICT | PAT ACCT. 11575

USER DEFINED

Prior Id # 1:	97451
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17256-316		7/1/1986		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
3/27/2009	Missed Appt.	189	PATRIOT
10/24/2008	Measured	163	PATRIOT
1/10/2000	Inspected	263	PATRIOT
11/30/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5492		Sq. Ft.	Site		0	70.	1.06	8									409,332						409,300	

Total AC/HA:	0.12608	Total SF/SM:	5492	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	409,332	Spl Credit		Total:	409,300

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08245468
Const Adj.:	0.98010004
Adj $ / SQ:	180.355
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	630164
Depreciation:	166363
Depreciated Total:	463800

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

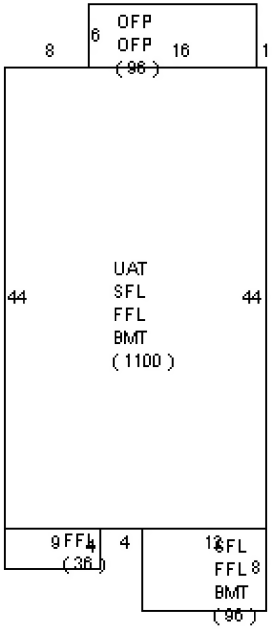
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	180.36
Special Features:	0	Val/Su Net:	113.37
Final Total:	463800	Val/Su SzAd	191.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,232	180.360	222,198
BMT	Basement	1,196	54.110	64,712
SFL	Second Floor	1,196	180.360	215,705
UAT	Upper Attic	275	77.550	21,327
OFP	Open Porch	192	24.590	4,722

Net Sketched Area:	4,091			Total:	528,664
Size Ad	2428	Gross Are	4916	FinArea	2456

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	10	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 148.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: